

COMMITTEE OF THE WHOLE (PUBLIC HEARING) AUGUST 20, 2001

**ZONING BY-LAW AMENDMENT APPLICATION FILE Z.99.013
SITE DEVELOPMENT APPLICATION FILE DA.01.048
MAJORWEST DEVELOPMENT CORP.
PRELIMINARY REPORT**

P.2001.59

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.99.013 and DA.01.048 (Majorwest Development Corp.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On June 21, 2001, the Owner submitted applications to amend the Zoning By-law and for site development, to permit a development consisting of a commercial plaza, a gas bar with a convenience store/kiosk, a car wash and a drive-through eating establishment. An amendment to the By-law is required to permit a gas bar use, an exception to the setback between a car wash and a residential zone; and, other exceptions to implement the site plan.

Background - Analysis and Options

The site is situated on the south side of Major Mackenzie Drive, west of Highway No. 400, in Lot 20, Concession 5 (Block 32 West). The vacant 7,885.0 sq.m site has 96.7 m of frontage on Major Mackenzie Drive. The subject lands are designated "General Commercial" and zoned C2-(H) General Commercial with a Holding Provision, and subject to Exception 9(1019). The surrounding land uses are:

North - Major Mackenzie Drive; vacant (A Agricultural Zone)
South - Residential Zoned RV4(WS)-(H) Residential
East - vacant (RVM2-(H) Multiple Family Dwelling Zone)
West - Vaughan Fire Station Site

On July 27, 2001, a notice of public hearing was circulated to all property owners within 120 m of the subject lands. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed Staff report.

Preliminary Review

Following a preliminary review of the proposed development. Staff have identified the following matters to be reviewed in greater detail:

- the gas bar, which was deemed to conform to the policies of the Official Plan at the Ontario Municipal Board (OMB) Hearing for Block 32 West, will be reviewed with respect to the relationship with the future residential neighbourhood to the south;
- a six metre landscape strip should be provided in the rear yard abutting Eagleview Heights, as well as additional buffering to screen the commercial uses from the future residential to the south;

- By-law 1-88 requires a 60 m setback from a car wash to a residential zone, whereas the site plan reflects a setback of approximately 37 m.;
- the Committee of Adjustment Consent File-95/99, which created the subject lot, has lapsed and therefore the applicant must re-apply;
- the Block 32 West Design Guidelines encourage the organization of buildings to support the street edge; the site plan should be revised to relocate a percentage of the buildings from the rear of the site to the street edge;
- Staff have had preliminary discussions with the applicant with respect to specific site plan matters and building elevations; some concerns of the Urban Design Department remain outstanding;
- pedestrian connections will be reviewed between separate uses on site, as well as to the future residential neighbourhood and district centre, Major Mackenzie Drive and the fire station; and,
- a traffic study has been submitted and will be reviewed, including the predicted volumes at all access points, and the need for the proposed access from the subdivision street to the south, which may attract short-cut traffic across the site.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the whole meeting.

Attachments

1. Location Map
2. Site Plan/Landscape Plan
- 3A. Elevations
- 3B. Elevations
- 3C. Elevations
- 3D. Elevations

Report Prepared By:

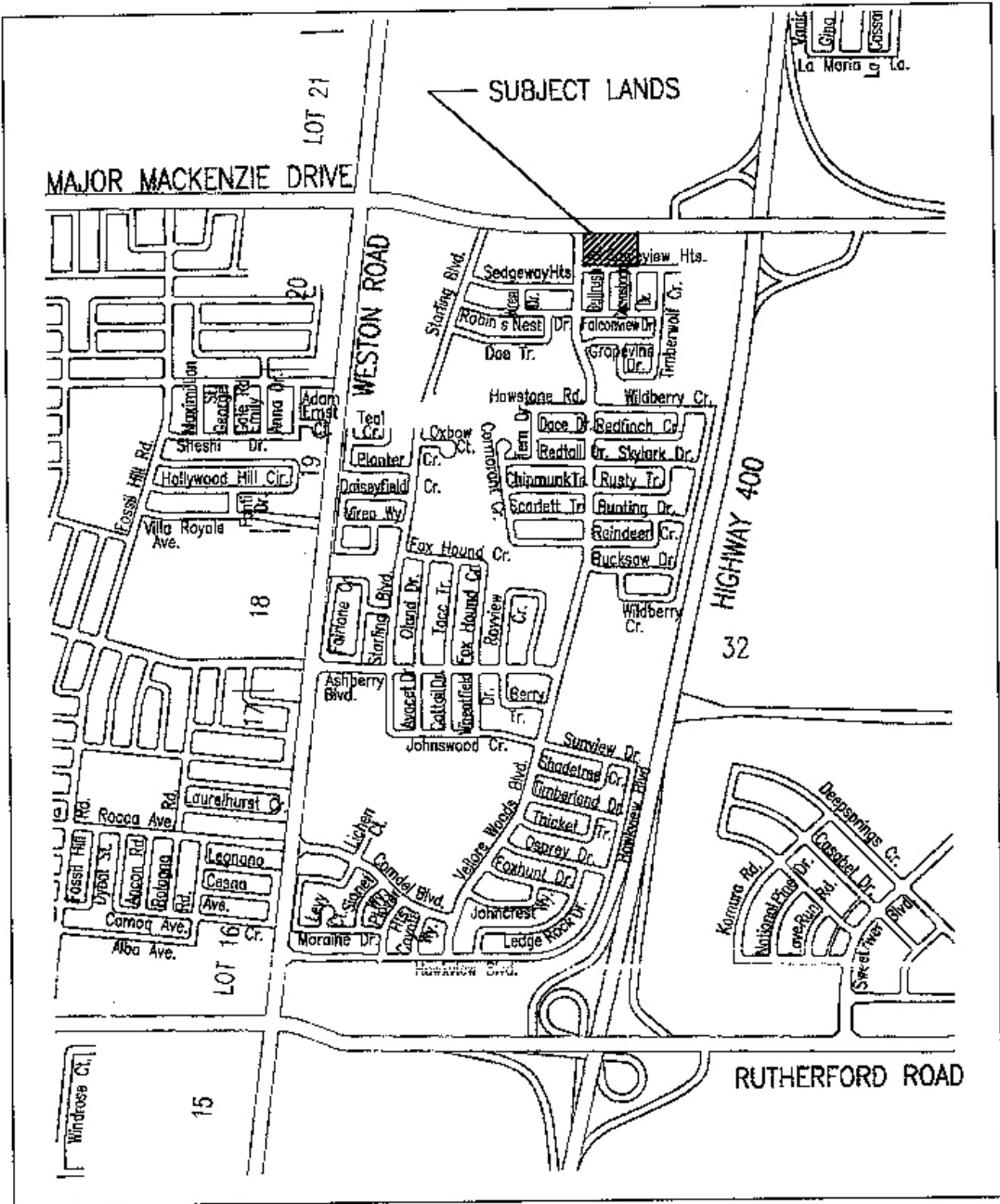
Anna Sicilia, Planner, ext. 8063
 Art Tikiryman, Senior Planner, ext. 8212
 Bianca M.V. Bielski, Manager, Development Planning, ext.8485

Respectfully submitted,

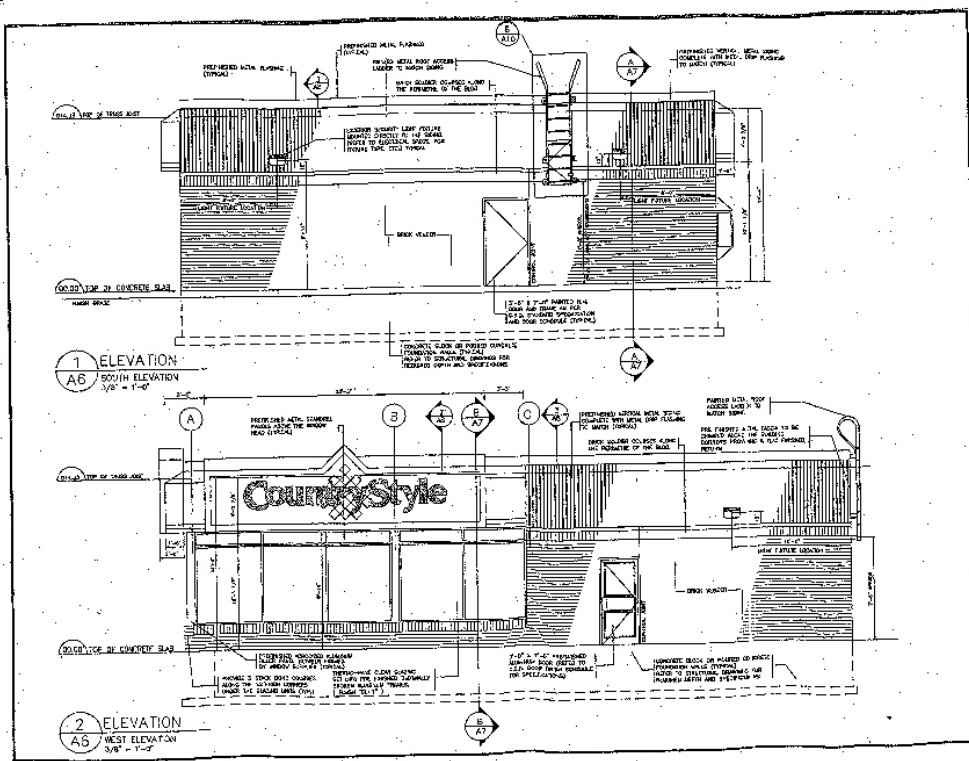
MICHAEL DeANGELIS
 Commissioner of Planning

JOANNE R. ARBOUR
 Director of Community Planning

/CM



ATTACHMENT "1" LOCATION MAP	FILE #:	REPORT #:	DATE: 27/08/2001
	DL.G1.036 RELATED Z.99.013	LOCATION: PT. LOT 20, CONC. 5	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: MAJORWEST DEVELOPMENT CORP.	

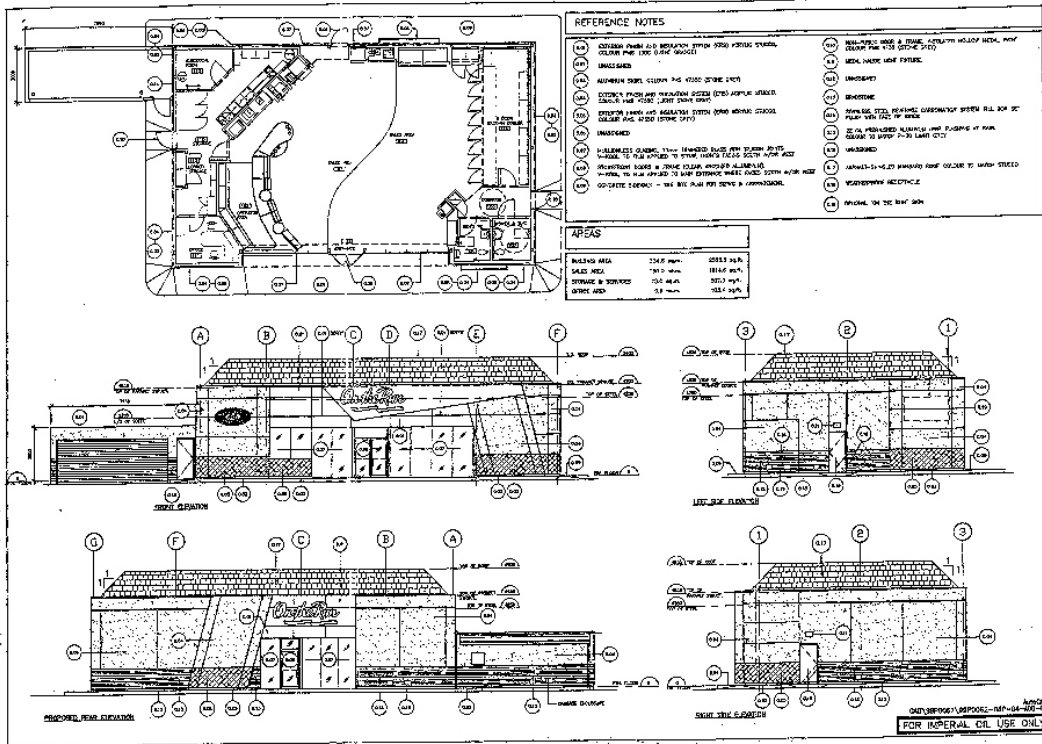


APPLICATION: MAJORWEST DEVELOPMENT CORP.

ATTACHMENT 3B
ELEVATIONS
 CITY OF VALCHAN PLANNING DEPARTMENT

FILE #
 DA.01.048
 7.99.013
 REPORT #

LOCATION:
 LOT 20, CONC. 5
 01/08/05
 NOT TO SCALE

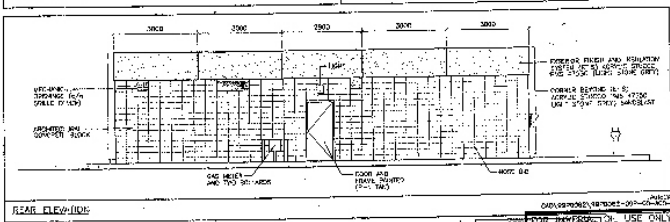
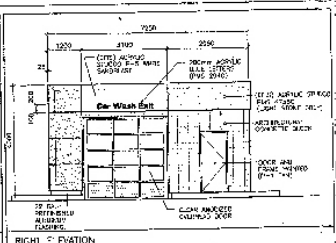
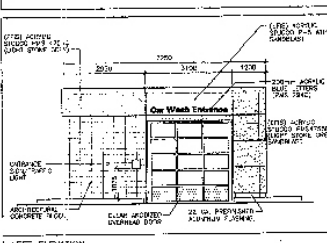
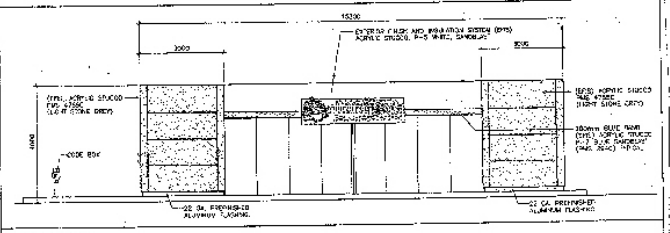
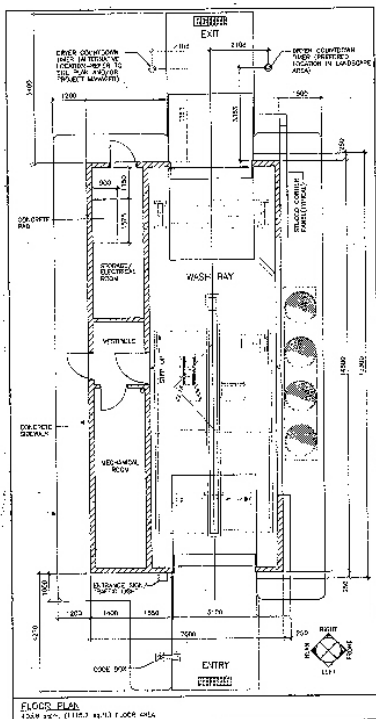


APPLICATION: MAJORWEST DEVELOPMENT CORP.

ATTACHMENT 3C
ELEVATIONS
 CITY OF VAUGHAN PLANNING DEPARTMENT

H.F. #
 DA.G. 048
 Z.99.015
 REPORT #

LOCATION:
 107 20, CONC. 5
 01/08/08
 NOT TO SCALE



APPLICATION: MAJORWEST DEVELOPMENT CORP.

ATTACHMENT '3D'
ELEVATIONS
 CITY OF VAUGHAN PLANNING DEPARTMENT

FILE #
 DA.01.043
 7.99.C13
 REPORT #

LOCATION:
 LOT 20, CONC. 5
 01/08/08
 NOT TO SCALE